



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Building Committee Minutes 08-06-2002

REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, AUGUST 6, 2002

PRESENT: John Cole, Chairman Kathleen Donovan
 William Shea, Vice Chairman Robert Juusola
 Richard Bento Suzanne Owayda
 Thomas Caccavaro Charles Stretton

ABSENT: Philip Farrington

PARTICIPANTS: Michael Black, Castagna Construction
 Dick Madonia, Project Manager
 Stefan Chaires, DRA (Peirce Architect)
 David Kale, Arlington Public Schools
 Richard Maimone, Director of Fire Services
 Jean Camp (AEEF grant)

ATTENDEES: Marilyn Flaherty, Principal – Peirce
 Alan Brown, Principal – Stratton
 Michael McCabe, Principal – Thompson

CALL TO ORDER: 7:30 p.m.

PEIRCE SCHOOL UPDATE – BLACK/MADONIA/CHAIRES

- Mr. Black reported on the construction schedule which was not officially submitted to the committee this evening because it was revised as recently as today.
 - o The moisture issue on the slabs is considered resolved as is the ledge issue.
 - o Other issues include the elevator and stairs. The elevator inspection is scheduled this week.
 - o Based on a site meeting today, the contractor said they are down to the last few issues. In general, they are looking to complete the first floor with inspections by the end of the week.
 - o Work on the front entrance is still being held up.
 - o Materials for additional mill work should be on site some time in the next few days.
 - o The plumbing, electrical, fire protection inspections and key issue of the elevator scheduling are due for the coming Friday. That will be a “pivotal” point for the building.
 - o Touch-up painting and cleaning still needs to be done on the second and third levels. Touch-up painting will be finished on the first floor probably by the end of next week and will be cleaned then.
- Painting in the gym that was affected by moisture is 98% done.
 - o The punch list will be done between August 16th and 23rd.
 - o Exterior of the building – Curbs and sidewalks will be started Monday. The play equipment delivery is scheduled for early September. The landscaping will be delayed until the “11th” hour. Final paving will be held off until everything else is done in September.
 - o There are several issues still pending that could affect the occupancy permit (change in several corridor doors and some wiring issues).
- Ms. Donovan questioned Mr. Black about the testing results which indicated that moisture levels did not decrease and asked why they proceeded to apply the floor tile (cafeteria area and first floor in main building) under these circumstances. Mr. Black said that the architect had given the contractor permission to continue. Correspondence from DRA instructed the contractor to make a change in the adhesive. According to Mr. Black, the Armstrong

representative said that he has seen installation in these situations, and there have been no problems. The decision was made at that point in time to go ahead with the installation, rather than risk the possibility of delaying the work another 5-6 months. The manufacturer, however, will not warranty the floor. Moisture testing in the gymnasium indicated levels below the maximum amounts so that the warranty will hold on that floor.

- Ms. Donovan indicated that, as soon as the School Department has the building, the move back into the building would happen as soon as possible (after staff has had several weeks to set up their classrooms).
- Mr. Black will report back to the committee at its meeting of September 3, 2002.

REQUISITION

Mr. Chaires said that he had just received the faxed copy of the requisition and that it still had to be double checked. Mr. Madonia felt it was in order and should be paid. According to Mr. Chaires, DRA had proposed to cut some general contractor items.

On a **MOTION** by Mr. Caccavaro and seconded by Mr. Shea, it was VOTED to **approve**
Castagna Construction pay application No. 12 in the amount of \$366,890.62. ROLL CALL VOTE:
Unanimous

PEIRCE TILE PROJECT/GRANT – J. CAMP

- Ms. Camp spoke about the grant that was developed through the Arlington Educational Enrichment Fund, Inc., the goal of which was to create a community school building beautification project (ceramic tiles painted by students and alumni of Peirce School through an art show event held at the Fox Library). Ms. Camp had some suggestions for the location of the tiles and explained that, when the grant was received, installation of the tile was a big consideration.

She said that parents who are licensed contractors had volunteered to do the installation.

- The Chairman expressed surprise that the PTBC and the School Committee were not included in the planning of the project. Ms. Donovan felt that it was incumbent upon the PTBC to bring the issue back to the School Committee so that they may make recommendations to the PTBC. Ms. Camp will bring the issue before the School Committee and will also ask one of the volunteer contractors to attend to discuss liability issues.

INVOICES

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve Change**
Order No. 6 to Castagna Construction in the amount of \$112,496.23. ROLL CALL VOTE: Unanimous

EXHAUST FAN

On a **MOTION** by Mr. Shea and seconded it was VOTED to **recommend that the committee authorize Mr. Madonia to proceed with the installation of a fresh air supply hood adapter in the kitchen of the Peirce School if the cost comes in under \$5,500.** ROLL CALL VOTE: Unanimous

PARK CIRCLE FIRE STATION

- The Director of Fire Services, Richard Maimone, submitted a memo to the committee of some award-winning designs and names of architects and costs.
- Mr. Maimone pointed out several issues:
 - o Accommodations would have to be made for auxiliary equipment. Due to limited space at the present site, he felt that the only room was in the basement.
 - o The driveway would have to be wider.
 - o The public address system or the fire station notification system should be included in all three fire stations during this phase of the construction. After speaking to some manufacturers, Director Maimone understood that there were ways to do this on a temporary basis so that the systems can be taken down and reinstalled when the other facilities are done. The preliminary cost would be approximately \$30,000-\$35,000.
- Director Maimone was given a copy of the Request for Proposals to review for any additional comments and additions. The committee suggested that he think about organizing participation from other members of the Fire Department during the design process.

THOMPSON & STRATTON PROJECTS

- The Principals of both schools were present for this discussion (Mr. Alan Brown of the Stratton & Mr. Michael McCabe of the Thompson).
- Developing the Request for Proposals for the two schools was discussed. A copy will be distributed to the School Committee for review. The design process will start in late September or early October.

HARDY SCHOOL

INVOICE

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve pay application No. 5 from Your Space Landscape Design in the amount of \$24,244.45 (after this payment the balance will be \$4,300 to finish the work).** ROLL CALL VOTE: Unanimous

PARAPET & LINTEL REPAIR

- Mr. Shea reported that bids came in higher than were expected by the architect for the repairs on the lintels and parapets. There has been some negotiation with the contractor to reduce the price of the work, but there was still a shortfall. The School Department is helping out with the cost, and the project is going forward.
- David Kale will check with the Town Manager's office tomorrow to make sure we have a signed contract.

OTHER BUSINESS

- A letter was sent to Martin Thrope in appreciation of his years of service to the PTBC.
- With regard to the Dallin School design restart, the Chairman will notify DRA to submit a revised schedule and to discuss the architect who will be in charge.
- A letter was received from Sustainable Arlington and the Dallin Parents Group. They requested that they be allowed to review any of the Dallin plans. The Chairman asked if they would wait until after the restart and after the PTBC has had time to review the plans.
- The Peirce School parents will be notified by letter this week about the delayed opening of the Peirce building.

EXECUTIVE SESSION

- On a **MOTION** by Mr. Cole and seconded by Mr. Bento, it was VOTED to **move into Executive Session to discuss matters, some of which are related to issues that may involve possible litigation, and then move out of Executive Session for the purpose of adjournment**. ROLL CALL VOTE: Unanimous

ADJOURNMENT

- On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **come out of Executive Session to adjourn the meeting at 10:15 p.m.** ROLL CALL VOTE: Unanimous

Respectfully submitted,

Marie Carroll